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BEFORE THE CORPORATION COM...

Commissioners
GARY PIERCE – Chairman
BOB STUMP
SANDRA D. KENNEDY
PAUL NEWMAN
BRENDA BURNS

JOHN E. DOUGHERTY COMPLAINANT

V. MONTEZUMA RIMROCK WATER COMPANY, LLC RESPONDENT AZ COMP COMP 1911

DOCKET COMP 19

Arizona Corporation Commission

DOCKETED

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Docket No. W-04254A-11-0323

Notice of filing additional exhibits Motion to set hearing

By the Complainant:

I. Filing of Additional Exhibits

Complainant hereby files Exhibits 11B, 11C and 11D in support of Allegations IV and VIII of the Complaint.

Exhibit 11B: Excerpt of June 18, 2012 Yavapai County Board of Supervisors meeting minutes where Supervisors voted 3-0 to uphold revocation of Montezuma Rimrock's use permit for placement of a well on a non-conforming parcel.

Exhibit 11C: September 20, 2012 ruling by Yavapai County Superior Court Judge Kenton D. Jones upholding the Yavapai County Water Code.

Exhibit 11D: October 2, 2012 Yavapai County Notice of Violation for non-permitted use on parcel 405-25-517, the location of Montezuma Rimrock's Well #4.

II. Motion to Set Hearing

Montezuma Rimrock has failed to file a sufficient rate increase application in docket W-04254A-12-0207 that was due on May 31, 2012. The incomplete application seeks a 115 percent increase over current rates, plus an additional surcharge to cover legal expenses.

The application fails to include the proposed Water Services Agreement between Ms. Patricia Olsen and Montezuma Rimrock for the Arsenic Treatment Facility and building.

Commission staff stated last Spring in Docket W-04254A-08-0361 that the Company's proposed Water Services Agreement was a capital lease that needed Commission approval. Montezuma Rimrock withdrew the Agreement, but has never submitted a new Agreement in either W-04254A-08-0361 or W-04254A-12-0207.

Nearly *three years* after the Commission's Dec. 31, 2009 deadline to have an Approval of Construction for the Well No. 4, Montezuma Rimrock still does not have the AOC nor does it have an operable arsenic treatment system, in violation of Order No. 71317.

Montezuma Rimrock's customers are now in their *third year* of being forced to make appointments with the Company to fill one-gallon water jugs to obtain drinking water that meets arsenic water quality standards.

Montezuma Rimrock cannot use Well No. 4 and an associated pipeline because the well was built in violation of the Yavapai County Water Code. Yavapai County issued a Notice of Violation to the Company on October 3, 2012 for operating a commercial business on a residential lot.

Montezuma Rimrock incurred considerable expense in constructing Well No. 4, including purchasing the residential lot and incurring long-term debt, *without* Commission approval. The Company has included Well No. 4 as part of its assets for years, even though it has never had zoning approval from the County.

Montezuma Rimrock has charged its Ratepayers for an unknown portion of the expenses related to the purchase of the land, installing the well and a pipeline, none of which can now be used. The company is now seeking reimbursement for expenses that have not already been collected from Ratepayers.

Montezuma Rimrock should be required to *reimburse* Ratepayers for all expenses related to the construction of Well No. 4 and the associated pipeline. The Company failed to obtain County permits prior to initiating construction of this expensive infrastructure.

Without Well No. 4, the Company does not have sufficient water supply and storage for its 200 customers, nor can the Company provide water that meets arsenic water quality standards. As a result, the Company is in violation of an Arizona Department of Environmental Quality Consent Order that was issued in June 2010.

The Company is now seeking additional funds from Ratepayers to install a 30,000-gallon water tank to meet storage requirements and operate the ATF, with the assistance of booster pumps.

According to Commission staff in Decision 71317, Well No. 4 was supposed to meet the water storage requirement, *without* the need of a 30,000-gallon storage tank.

"According to Staff, with its current production, Montezuma's system would need another 30,000 gallons of storage capacity to serve the current level of service

connections. Staff found, however, that Well #4 with its projected 100 GPM production capacity, would render the system capable of servicing up to 424 service connections." (Paragraph 21, Decision 71317)

Montezuma Rimrock is now attempting to burden ratepayers with the cost of the 30,000-gallon water tank, in addition to the costs related to Well No. 4.

Montezuma Rimrock also lacks sufficient capital to maintain the water company and provide basic infrastructure without burdening Ratepayers with excessive costs. The Company filed an "Emergency Rate Increase" (W-04254A-11-0296) request in 2011 that showed it was incurring significant operating losses.

The record clearly shows that Montezuma Rimrock's management is incapable of operating a public water utility as required under Commission rules and regulations.

Therefore, it is in the best interest of Ratepayers and the Public for the Commission to install an interim manager to operate Montezuma Rimrock.

Interim management should conduct an independent financial and operational audit of the company. This review should include an analysis of the cost and benefits of having a neighboring water utility within 600 feet of MRWC's service area extend its water lines to serve Montezuma Rimrock's service area.

Complainant requested this remedy in this docket in 2011 and Staff suggested this course of action during a March 2, 2010 Commission meeting.

"The other thing you could do is you could order Staff to do an Order to Show Cause and bring that forward to you, and one of the possible outcomes of that would be an interim manager. Just from what I read from the, you know, from the very old decision, which was issued back in February 15, 2005, you may have Arizona Water Company willing to be the interim manager while things get fixed up and then turn it back over to this Company, since they are, apparently, just within a few hundred feet of where this Company operates. (Steve Olea, March 2, 2010, Commission Open Meeting, Transcript, Page 30, Lines 1-9)

Unfortunately, neither the Commission nor Commission Staff has sought a Show Cause hearing to remedy the intolerable situation facing Montezuma Rimrock's Ratepayers and the general public, which is endangered by the lack of adequate fire protection.

Therefore, Complainant respectfully moves the Commission to schedule a formal hearing on the Complaint and Amendments at the soonest possible date.

Dated this 25th Day of October, 2012

John E. Dougherty

Copies of the foregoing mailed This 25th Day of October 2012 to:

Mr. Todd Wiley Fennemore Craig, P.C. **Suite 2600** 3003 N. Central Ave. Phoenix, AZ 85012

Patricia D. Olsen, Manager Montezuma Rimrock Water Company, LLC PO Box 10 Rimrock, AZ 86335

Exhibit 11 B

See ITEM 5

Page 2

OFFICE OF BOARD OF SUPERVISORS YAVAPAI COUNTY, ARIZONA

Prescott, Arizona

June 18, 2012

The Board of Supervisors met in regular session on June 18, 2012 at 9:00 a.m. in Cottonwood, Arizona.

Present: Thomas Thurman, Chairman; A.G. "Chip" Davis, Vice-Chairman; Carol Springer, Member; Julie Ayers, County Administrator.

Also present: Jack Fields, County Civil Attorney; Carolyn Dicus, Administrative Assistant II.

CALL TO THE PUBLIC: Individuals may address the Board for up to 3 minutes on any relevant issue within the Board's jurisdiction. Pursuant to A.R.S. §38-431.01(H), Board members shall not discuss or take action on matters raised during the call to the public. The Board may direct staff to study the matter or direct that the matter be rescheduled for consideration at a later date. No comments from the public.

CONSENT AGENDA Upon a motion made by Supervisor Davis, seconded by Supervisor Springer, the Board voted unanimously to approve all items appearing on the Consent Agenda with the exception of C.3, 8,19, and 33.

- 1. **Adult Probation** Request for approval of a hiring exception to fill a vacant surveillance officer position (in the Work Crew).
- Board of Supervisors Approve minutes of meeting of June 4, 2012 and special meeting of June 7, 2012.
- 3. **Board of Supervisors -** Consider approval of Third Amended Intergovernmental Agreement Arizona Counties Insurance Pool. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

Supervisor Davis spoke of the split of coverage in the plan. Ms. Ayers explained the purpose of the splits and said the IGA combined the pools for accounting purposes.

- 4. **Board of Supervisors** Approval of Amendment #3 to AZ-DES Contract for the State Energy Sector Partnership (SESP) grant in the amount of \$120,000 for a total grant amount of \$833,032, by request from NACOG.
- 5. **Board of Supervisors -** Approve vouchers.
- 6. **Community Health Services** Consider approval to establish a new fund (Population Health Policy Initiative) for Community Health Services.
- 7. **Development Services-** Consider approval of a Series 10 Liquor License application (10133241) Beer and Wine Store License without protest submitted by H. Lewkowitz for Rock Springs Gas Depot, located on 1-17 Exit 242 Stage 1, Rock Springs, 85324.
- 8. **Development Services** Consider approval of a Fireworks Permit for the City of Prescott for use at Pioneer Park & Kuebler Field, on July 4, 2012. Steve Mauk, Development Services Director participated in discussion. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

Supervisor Davis said he was looking for the coverage by the fire districts for this event. Mr. Mauk said the response would be there and the fire departments would be covering this event.

- 9. **Education Service Agency** Consider acceptance of the United States Department of Agriculture Distance Learning and Telemedicine Grant (USDA DLT) in the amount of \$499,731.00.
- 10. Elections Request to cancel the August 28, 2012 election for precinct committeemen for the Democratic, Libertarian and Republican parties, except for the Republican race in the #60 Red Rock East precinct, and appoint those candidates who filed their nomination petitions or write-in

Ms. Wayman-Trujillo spoke of the responsibilities of the district and of the maintenance agreement with Green Earth Landscaping. She said the district was a tax levy based district and said the tax rate had gone down in 2011. Ms. Wayman-Trujillo spoke of the creation documents and explained the election for a board of directors. She spoke of the house bill which would allow the district to move from being directed by the Board of Supervisors to a board of directors and the notification process for an election and said there were approximately 4200 property owners in the district. Ms. Wayman-Trujillo spoke of the timeline for the process and said there was also the option that a survey could be sent out to find out if the owners wished for the Board of Supervisors remain in control or if the district wished for their own board of directors and the number of board members. Supervisor Davis said this would be an interest for volunteers and spoke of the representations in the community and felt internally a selection committee could be formed and allow them to determine how many board members they would want. He spoke of the send out of the survey and of the transition and training established and said option 1 was his choice. Supervisor Springer said she would like the paperwork to come through the Board Office. Ms. Wayman-Trujillo spoke of placing on the July Board meeting the consent item to approve recommendations for a board. Mr. Fields explained the process and selection of individuals. Supervisor Davis spoke of a selection committee or recommendation committee. Springer said five members would be her recommendation and starting point and let them chose to add more members at a later time.

2. **Elections** - Draw lots to determine ballot positions for Republican precinct committeemen candidates in the #60 Red Rock East precinct. Lynn Constabile, Elections Director. No action.

Ms. Constabile spoke of the drawing of lots for the Red Rock East precinct. She provided names which included in this order for the draw: Christine A. Lutz, Carol E. Rizzi, Josee Woodward, William L. Lutz and Warren D. Woodward.

3. **Public Works** - Consider extending the county-wide free slash program for 30 days to begin on June 20, 2012, and end on July 20, 2012. Byron Jaspers. All districts. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer to approve the extension including a press release regarding fire restriction. No comments from the public.

Mr. Jaspers provided information for the extension of the free slash program and said in the past there was a shorter time line on the program but with the dry weather conditions, they felt it would be safer to extend another 30 days to help people create defensible space around their homes. He said the 30-day extension would begin June 20, 2012, and run through July 20, 2012. Supervisor Springer spoke of the cost of the extension of the program and source of funds. Mr. Jaspers said it was a relatively small amount in about \$10,000 in lost revenue a month and explained that 1/3 would go on this year's budget and 2/3 on next year's budget. There was brief discussion of the sparks from machinery running in the County and the possibility of holding off until the monsoon season gets here. Supervisor Springer said there was a lot of value for individuals bringing the slash to the County and requested adding a bulletin regarding being fire wise.

4. **Treasurer** - Request approval of a hiring exception to fill vacant Account Clerk II position. Ross Jacobs, County Treasurer. Approved by unanimous vote. Motion by Supervisor Davis, second by Supervisor Springer. No comments from the public.

Mr. Jacobs spoke of the request for the hiring exception to fill a position vacated by an employee who had left the state. He said he needed the employee and a full staff to process the new program being used by the County Assessor.

5. **Development Services** - Appeal of Staff's revocation of a Use Permit to allow the placement of a well site to serve the Montezuma Rimrock Water Company system on site on an approximate .22 acre (9,999 sq. ft.) legal non-conforming lot in a R1L-10 (Residential; Single Family Limited; 10,000 minimum) zoning district, Patricia Olsen, Douglas C. Fitzpatrick, APN: 405-25-517 HA#

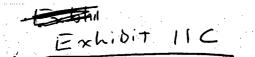
H9139. Located on Lot 500 in Lake Montezuma Estates Unit 2 on the west side of Tiemann Lane approximately 180 feet northwest of Bentley Drive in the Community of Beaver Creek. S36 T15N R5E G&SRB&M. Tammy DeWitt. Boyce Macdonald, Land Use Unit Manager. On April 5, 2012 the County revoked the Use Permit to allow the operation of Well #4 as part of the Montezuma Rimrock Water Company. The following individuals spoke in favor of the revocation citing concerns about preservation of Montezuma's Well and the river; water company not following water guidelines and rules; water company out of compliance with local, state and federal regulations and a concern about the notification process by the County: Roger Korn and Caroline Parsons-Korn; Don Dougherty and Ivo Budoeke. Upon a motion by Supervisor Davis, seconded by Supervisor Springer, the Board voted unanimously to uphold the revocation of the use permit by Development Services.

Mr. Macdonald provided a brief history on the property and spoke of the complaint that had opened this process. He spoke of the revoking of the application and said the attorneys for the applicant had appealed the revocation of the permit. Mr. Fitzpatrick spoke of the well and the need for a water supply. He explained when fires take place, the water sources are exhausted and without the operation of this well, there was not enough water to support the community. Mr. Fitzpatrick also provided information regarding the arsenic levels in the water supply. He said the only hold up was the County's water well code and spoke of oral arguments regarding the code and with appellate reviews, this issue may not be solved for years. Mr. Fitzpatrick spoke of the well and location within boundaries and easements. He spoke of the deprivation of the well to the local residents and the use of the variance for this revocation. Ms. Olsen provided a power point regarding the well and said they had been in compliance with local entities and with ADEQ. She spoke of the interpretation of the County's ordinances and said this was a land use not a water use problem. Ms. Olsen spoke of the sewer setbacks and utility easements from encroachment. She reported on the cost and wellbeing to the MRWC customers and provided numbers on arsenic levels and safety of the water. Ms. Olsen said there had been false claims against the water company and spoke of waterline testing for potable water use and said the first test did not pass but said well 4 waterline was not connected and there had been no physical connection. She spoke of the arsenic removal. Chairman Thurman spoke of ADEQ rules being in violation and the taking of property from individuals. Ms. Olsen said one property owner had given permission for the encroachment of their property. Chairman Thurman spoke of another water company and connection of the two systems. Ms. Olsen said the cost was prohibitive and Arizona Water Company was not interested in combining the companies. Supervisor Davis asked if this review of the use permit was part of the County's mandatory process and notification of the Parks System. Mr. Macdonald responded that Friends of the Well and Beaver Creek had been notified but did not believe the Parks service has been as they were not part of the process. Mr. Mauk spoke of the mandatory notification process and said it was not part of today's appeal. Supervisor Davis spoke of the approval of this application and the timeline that had gone before for getting the stipulations met.

HEARINGS

 Community Health Services -- Public Hearing to discuss adoption of the 2009 FDA Model Food Code and Annexes by reference. Brian Supalla, Health Program Manager. Jacob and Juliana Goswick, Anita Simger, Lucy Corder and Dick Busby participated in discussion. Upon a motion by Supervisor Davis, seconded by Chairman Thurman, the Board voted 2-to-1 to approve this item with Supervisor Springer voting "No".

Mr. Supalla provided a presentation on the food code which was adopted in 2001 and said this code did not apply to home cooked foods. He said the code had not been adopted or updated for 10 years. Mr. Supalla spoke of food borne illnesses and said this code would just be updated to add clarity and focus on the elimination of bacteria and other harmful germs. He spoke of the modification of the code changes which included violation classifications including critical



SUPERIOR COURT, STATE OF ARIZONA, IN AND FOR THE COUNTY OF YAVAPAI

JOHN DOUGHERTY: FREDERICK SHUTE.

Plaintiffs.

VS.

YAVAPAI COUNTY BOARD OF SUPERVISORS; MONTEZUMA RIMROCK WATER COMPANY, LLC, JOHN DOES 1-10.

Defendants.

Case No. P1300CV201000585

UNDER ADVISEMENT RULING

FILED

SEP 2 0 2012 _ O'Clock ____ M.

SANDRA K MARKHAM.

CLERK

BY: B. Chamberlain

Deputy

HONORABLE KENTON D. JONES

DIVISION 4

BY: Kathleen Cartier, Judicial Assistant

DATE: September 20, 2012

THESE MATTERS come before the Court on, "Plaintiffs' Motion to Dismiss MRWC's Cross/Counterclaim Pursuant to Rule 12(b)(6)," filed on March 26, 2012, with, "Defendant Montezuma Rimrock Water Company, LLC's Motion for Partial Summary Judgment and Response to Plaintiff's Motion to Dismiss," filed on March 27, 2012, "Defendant Yavapai County of Supervisors' [sic] Joinder in Plaintiff's Motion to Dismiss Cross/Counterclaim," filed on April 9, 2012, Plaintiffs', "Reply in support of Plaintiffs' Motion to Dismiss MRWC's Cross/Counterclaim Pursuant to Rule 12(b)(6) and Response in Opposition to MRWC's Motion for Partial Summary Judgment," filed on April 9, 2012, "Defendant/Cross-Defendant Yavapai County's Response to Defendant/Cross-Claimant Montezuma Rimrock Water Company, LLC's Motion for partial Summary Judgment," filed on April 10, 2012, and, "Defendant Montezuma Rimrock Water Company, LLC's Reply [sic] to Plaintiffs' and Yavapai County's Motion for Partial Summary Judgment," filed on April 25, 2012, with oral argument having been requested and heard and the matter, thereafter, taken under advisement,

IN CONSIDERATION and review of the foregoing,

These two Motions argue the same issue with each Party simply arguing the issue from their perspective and thereby seeking disposition. Therefore, both Motions will be dealt with through a single Ruling.

Plaintiffs' Motion to Dismiss is, effectively, two (2) pages in length and simply asserts that the Cross/Counterclaim of MRWC fails to state a claim upon which relief can be granted as state law authorizes counties to pass ordinances that are "more restrictive" than state rules, citing ARS § 49-106. The Motion of MRWC seeks partial Summary Judgment arguing that the



P1300CV201000585 Dougherty v YCBS September 20, 2012 Page 2 of 4

Yavapai County Water Well Code violates ARS § 49-106 and is invalid. That provisions states in pertinent part:

"...This section does not limit the authority of local governing bodies to adopt ordinances and rules within their respective jurisdictions if those ordinances and rules do not conflict with state law and are equal to or more restrictive than the rules of the department, but this section does not grant to local governing bodies any authority not otherwise provided by separate state law."

The, "Counterclaim and Cross-Claim for Declaratory Relief," filed by MRWC on January 12, 2012, asserts the existence of the minimum fifty (50) foot from property boundary requirement of the Yavapai County Water Well Code (Page 3, Lines 19-20), and the State regulation (R12-15-818) which allows, "... a well to be drilled anywhere on a lot that is 100 feet or more from existing waste disposal systems." (Page 3, Lines 25-28). MRWC then asserts:

"...Because the Water Well Code restricts the permitted location of wells on a lot, without regard to the existence or location of neighboring waste disposal systems, it is more stringent that its corresponding state regulation... Because the Water Well Code is more restrictive than and conflicts with its corresponding state regulation, it is invalid and unenforceable..."

(MRWC Counterclaim and Cross-Claim for Declaratory Relief, Page 4, Lines 1-3, Lines 7-8).

Sandwiched between those two provisions of MRWC's Counterclaim and Cross-Claim is the assertion that:

"...ARS sec 49-106 prohibits the adoption by counties of ordinances and codes which are more stringent than or conflict with the state's rules...." [sic].

(MRWC Counterclaim and Cross-Claim for Declaratory Relief, Page 4, Lines 4-6).

It appears that the position of MRWC both misinterprets and misapplies ARS § 49-106. That statutory provision allows local governing bodies to adopt ordinances and rules if they do not conflict with state law and are equal to or more restrictive than the state laws. MRWC recognizes that under state law a well can be drilled NO CLOSER than 100 or more feet from an existing waste disposal system. MRWC also recognizes that the Yavapai County Water Well Code requires that no property owner place a well LESS THAN fifty (50) feet from their property boundary lines.

MRWC appears to recognize that the Yavapai County Water Well Code is more stringent than state regulations in this regard when it states:

P1300CV201000585 Dougherty v YCBS September 20, 2012 Page 3 of 4

"...The protection afforded by state law which requires that wells be placed 100 feet or more from waste disposal systems is adequate to carry out the public concerns in question..."

(MRWC Motion and Response, Page 4, Lines 1-3).

MRWC at no point illustrates how the Yavapai County Water Well Code might be interpreted to allow a more lenient application than state law; that is that the Code might allow for the placement of a water well less than 100 feet from an existing waste disposal system, but argues that the state regulation is "adequate" to the public's protection, effectively stating that more separation is not needed. MRWC goes on to state:

"...The county water well code is both unnecessary and redundant give [sic] the protections afforded by state law..."

(MRWC Motion and Response, Page 4, Lines 3-4).

As stated by Plaintiffs':

"...Requiring a 50 foot setback from the property line may increase a well-toseptic distance beyond 100 feet, but it never results in requiring a well to be less than the 100 foot minimum distance from any septic system or sewage disposal area. i.e., this Court can give meaning and effect to both the state rule and the county ordinance. They are not in 'conflict.'..."

(Plaintiffs' Reply and Response, Page 2, Lines 3-9).

The Court agrees with the position taken by the County in stating that:

"...Clearly, both R12-15-818 and the Water Well Code may peacefully coexist. Compliance with the Water Well Code does not require a property owner to violate R12-15-818, and the reverse is true as well — compliance with R12-15-818 does not require a property owner to violate the Water Well Code... It is possible, as MRWC points out, for a property owner to be in compliance with one and not the other, but that is not the test of 'conflict.' The true test is whether the underlying purpose of each regulation is hindered by the requirement that the other regulation be met as well, and the clear answer here is no — both regulations may co-exist in harmony..."

Within its Reply in support of its Motion for Partial Summary Judgment, MRWC raises, for the first time, the issue of the well in question being, "grandfathered," on the property upon which it is located. That issue has not been raised within the pleadings filed prior to the filing of that Reply and is neither plead or argued by the other Parties. Therefore, that issue will not be addressed within this Ruling.

P1300CV201000585 Dougherty v YCBS September 20, 2012 Page 4 of 4

BASED UPON the foregoing, the Court finds that the State regulation and County Water Well Code provision are not in conflict, that the Code provision is more stringent than the State Regulation, as allowed for in ARS § 49-106, and Plaintiffs' Motion to Dismiss, as Joined in by Defendant Yavapai County is **GRANTED**. In granting Plaintiffs' Motion, Defendant MRWC's Motion for Partial Summary Judgment is **DENIED**.

cc: Howard M. Shanker — THE SHANKER LAW FIRM, PLC, 700 E. Baseline Rd, Bldg. B, Tempe, AZ 85283

Jack H. Fields — Deputy County Attorney
Douglas Fitzpatrick —49 Bell Rock Plaza, Sedona, AZ 86351



YAVAPAI COUNTY DEVELOPMENT SERVICES DEPARTMENT

1120 Commerce Dr., Prescott, AZ. 86305 / 10 S. 6th Street, Cottonwood, AZ. 86326 (928) 771-3214 - (928) 639-8151

NOTICE OF VIOLATION

CASE #: V32012000758		APN #: 405-25-517		SUPERVISOR DISTRICT: 3		ZONING DISTRICT: R1L-10		
DEFENDANT: MAILING ADDRESS: PHONE:	MONTEZU P.O. BOX 1 RIMROCK,)					
SITUS ADDRESS:		STREET: EMANN LANE		CITY: RIMROCK		STATE: Z	ZIP: 86335	
BUSINESS:	BUSINESS & MONTEZUMA RIMROCK WATER ADDRESS: P.O. BOX 10			CO. LLC BUSINESS PHONE: RIMROCK, AZ 86335				
RENTAL OPTION: RENTER OR LEASES NAME LEASE OPTION: & ADDRESS:			NAME	TELEPHONE:				
VACANT LAND: X OWNER OCCUPIED:				UNOCCUPIED/ABANDONED STRUCTURE:				
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